

Peter David Properties

Residential Sales and Lettings

Hill House Cottage, Raw Lane, Mytholmroyd Guide Price: £395,000



Description

Peter David Properties are delighted to offer for sale this charming Grade II listed country character residence set in a lovely rural location above Mytholmroyd and enjoying stunning panoramic South facing views across the Calder Valley.

The property is well presented throughout and is equipped with oil fired central heating and sealed unit double glazing together with accommodation comprising in brief: -

Reception hallway, utility room, cloakroom WC, dining kitchen, spacious lounge, three bedrooms and house bathroom.

Externally the property enjoys delightful mature lawned gardens with a diversity of fruit trees bushes and seating areas with summer house and pizza oven taking full advantage of the enviable views.

There is ample parking, stable block / work shop and approximately 2.4 acres of land currently cultivated for vegetable growing but offering the potential for grazing and stabling.

Only by viewing can the stunning location and characterful accommodation of this superb home be appreciated.

Features

- Grade II Listed three bedroomed character cottage
- Spring water supply and septic tank
- Panoramic countryside views
- Oil fired central heating and double glazing
- Period features including mullion windows
- Gardens with summerhouse and pizza oven
- 2.4 acres of land (approx.) stable block / work shed
- Solar panels
- Tenure: Freehold . Council Tax Band: D

Accommodation:

Ground Floor:

Enter the property via a timber exterior door into the reception hall.

Reception Hall 11'3" x 10'2" (3.43m x 3.10m)

Having beamed ceiling, exposed Yorkshire stone to three walls, Velux window, central heating radiator, stone mullions to front, window with leaded light through to sitting room and doors accessing the dining kitchen, utility room and cloakroom

Utility Room

A most useful space with fitted shelving, overhead loft storage area and electric

sockets.

Cloakroom WC

Furnished with a two-piece white suite comprising central flush WC and wall mounted wash hand basin. There is a window to the front elevation.

Dining Kitchen 15'6" x 12'5" (4.72m x 3.78m)

Fitted with a comprehensive range of bespoke handmade wall and base units with complementary solid maple work surfaces over inset into which is a Franke stainless steel sink with mixer tap. There is an electric Aga with extractor canopy over, tiled surrounds, double glazed windows to two elevations affording plentiful natural light and enjoying the stunning views over the gardens and valley beyond, beamed ceiling, integral washing machine and fridge, plumbing for dishwasher, central heating radiator and two steps leading into the sitting room.

Lounge 23'4" x 12'3" (7.11m x 3.73m)

The focal point of this lovely reception room is the exposed stone chimney breast with stone mantel housing the Stovax multi-fuel stove set on a stone hearth. There are inset LED spotlights, deep silled mullioned windows with exposed Yorkshire stone surrounds enjoying the superb views to side elevation, exposed stone walls, built-in cupboard and shelving and an open tread staircase rising to the first floor.

First Floor:

Landing Area

Having a window to front offering lovely views and a pull-down ladder giving access to the loft. We are informed the loft is insulated and boarded providing excellent storage space and has an electric light.

Master Bedroom 10'0" x 9'2" (3.05m x 2.79m)

The master bedroom has stone mullion windows to the side elevation, central heating radiator, beamed ceiling and useful bespoke built-in wardrobe, hand crafted with internal lighting.

Bedroom Two 11'2" x 10'2" (3.40m x 3.10m)

A second bedroom of double proportions having deep sill mullion windows to side elevation, beamed ceiling, central heating radiator and two bespoke hand-crafted built-in wardrobes with lighting.

Inner Landing

A step leads down onto a second landing area which has a window with central heating radiator beneath and doors accessing bedroom three and the bathroom.

Bedroom Three / Office 8'5" x 7'0" (2.57m x 2.13m)

Having a central heating radiator, windows to two elevations and beamed ceiling.



Bathroom 12'4" x 9'6" (3.76m x 2.90m)

A good-sized house bathroom furnished with a four piece suite in white comprising double shower cubicle with power shower and glass doors, twin grip panelled bath, low flush wc and pedestal wash hand basin. There is a chrome ladder style heated towel rail, central heating radiator, excellent deep storage cupboard with glass panelled doors, an obscure glazed window to side elevation and further window to front elevation with views.

External Details:

To the front of the property is a gated pebbled driveway providing parking for approximately four vehicles together with a stone flagged seating area which takes full advantage of the panoramic views over the valley and over the gardens. Steps lead down to a lawned garden with mature trees and planted borders, a children's play area and patio, summer house with electricity supply and outdoor pizza oven. The gardens extend with mature planted borders and paths, timber garden shed, septic tank, stable block / work shed, water feature, greenhouse with power supply and sloping land which has been cultivated into a tiered and established vegetable garden. This area offers the potential for grazing if required. Throughout the garden there are fruit trees and fruit bushes, and the spectacular panoramic views can be enjoyed from every part of the garden.

Directions

Leave Hebden Bridge on the A646 Burnley Road travelling in the direction of Mytholmroyd. On entering Mytholmroyd village turn left onto Midgley Road just prior to Russell Deans Furniture showroom. Proceed up the hill passing Calder High School on the right and at the conclusion of Midgley Road turn left onto Height Road. Continue for approximately one mile before turning left just before the telephone mast onto Raw Lane East. Follow the lane down the hill and round the hairpin bend to the left. After a short distance take a right hand turn onto a cobbled lane and follow this track to Hill House Farm. Continue through the farmyard where the subject property and car parking can be found through a further gate at the bottom clearly identified by our For Sale board.

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